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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

TO: PLANNING COMMISSION

FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING

DATE: JANUARY 12, 2006

SUBJECT: TIME EXTENSION FOR TRACT MAP

A handwritten signature in black ink, appearing to be "WH", is written over the "FROM" line.

SUMMARY

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

RECOMMENDATION

Staff recommends your Commission approve the time extension.

DISCUSSION

The following time extension is recommended for approval:

TRACT 2731 (S030010U) First time extension request from **SHERYL MANSKE of EDA DESIGN PROFESSIONALS and HOLE IN THE CLOUDS, LLC** to divide an existing 15,000 sq. ft. site into eight (8) residential airspace condominium units consisting of seven 2-bedroom units of 1232 sq. ft. and one studio unit of 684 sq. ft. along with one common area space of approximately 15,000 sq. ft. The site is located at the corner of San Miguel and Second Street in the community of Avila Beach, in the Residential Multifamily Land Use Category. APN: 076-196-002. Supervisorial District 3.

The tentative map was to expire on January 10, 2006. On December 2, 2005, the applicant's agent requested the time extension. After review of the tentative map, staff recommends to the Planning Commission that the **1st one-year time extension** be granted to January 10, 2007, subject to the Resolution of the Planning Commission adopted January 10, 2004.

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A Hole in the Clouds- S030010U

Land Use Category Map

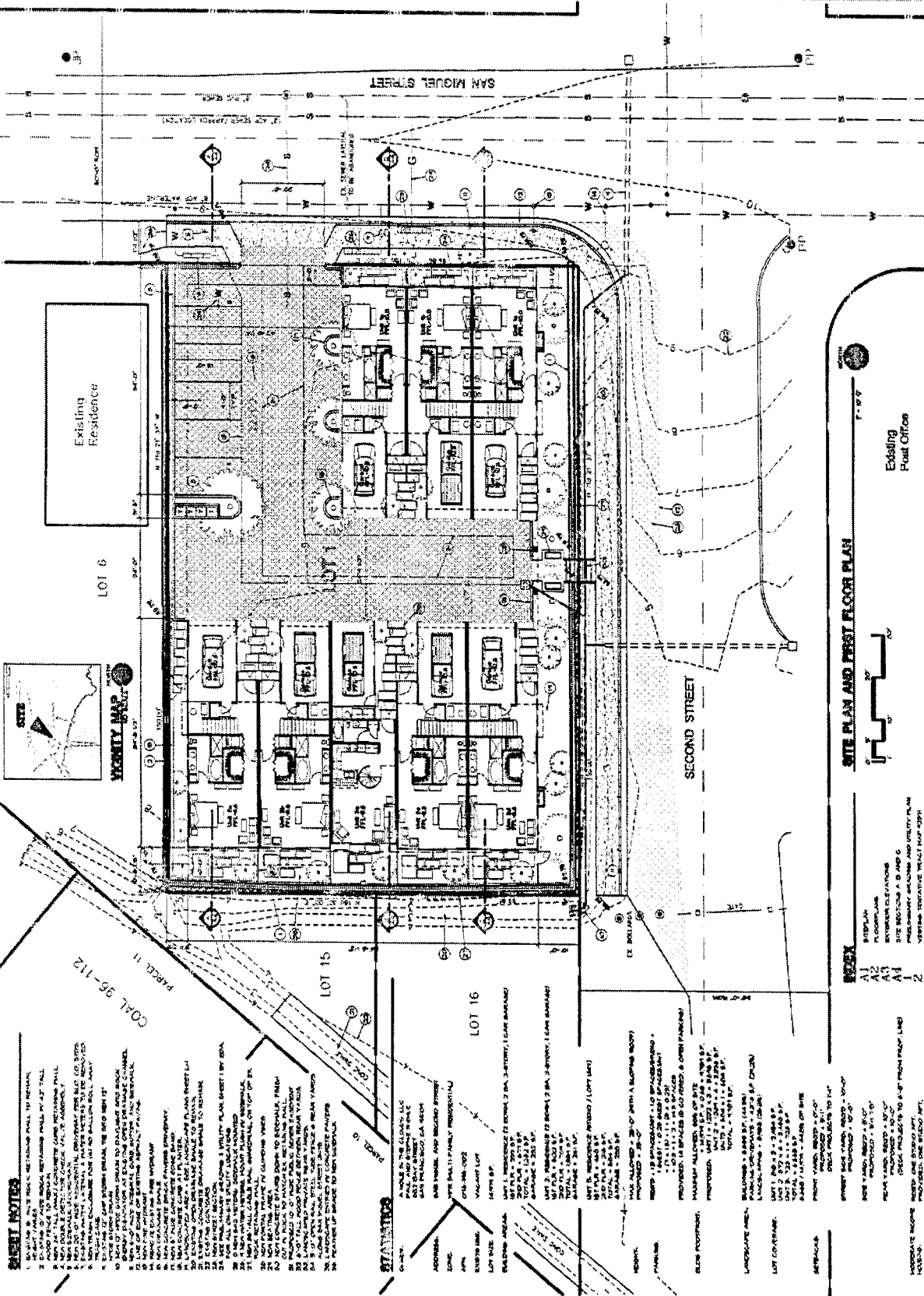


EXHIBIT
Site Plan



PROJECT
Condominium/Tract Map
A Hole in the Clouds- S030010U

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- A1 SITE PLAN
 - A2 FLOOR PLAN
 - A3 ELEVATIONS
 - A4 SITE SECTION A, B AND C
 - 1 PRELIMINARY ARCHITECTURAL AND UTILITY PLAN
 - 2 VERIFICATION TRACT MAP COPY
 - L1 CONCEPTUAL LANDSCAPE PLANNING PLAN